OWNERS' CERTIFICATE AND DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS. BLOOMFIELD HOMES L.P. a Texas Limited Partnership is the sole owner of a 2.585 acre tract of land in the Ellijah Rogers Survey, Abstract No. 1299, and the A. J. Huitt Survey, Abstract No. 709, Tarrant County, Texas, in the City of Euless, Tarrant County, Texas, and being that same tract of land conveyed by deed to BLOOMFIELD HOMES L.P., recorded in Instrument Number D214010088, Official Public Records, Tarrant county, Texas and being more particularly described by metes and bounds as follows:

LEGEND

H.O.A. - Homeowners Association

UAE - Utility and Access Easement

R.D.&U.E. - Roadway Drainage &

DUE - Drainage and Public Utility Easement

V.A.M. - Visibility And Maintenance Easement

Control Monument

cap stamped WESTWOOD PS set

Utility Easement S. W. & U. E. - Screening Wall & Utility Esmt. 5/8"CIRS - 5/8" Iron rod with yellow

BL - Building Line

DE - Drainage Easement

UE - Public Utility Easement

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said BLOOMFIELD HOMES tract, the northeast corner of Lot 2 Block 8, Oakwood Terrace East Addition, 2nd Section, an addition to the City of Euless, according to the plat recorded in Volume 388—24, Page 43, Plat Records, Tarrant County, Texas and being in the south riaht-of-way of Jean Lane (50' ROW):

THENCE North 88 degrees 46 minutes 37 seconds East, along the common north line of said BLOOMFIELD HOMES tract and the south right—of—way line of said Jean Lane, a distance of 330.00 feet to a concrete monument set for ELLIJAH ROGERS SURVEY, ABSTRACT No. 1299 the northeast corner of said BLOOMFIELD HOMES tract and being in the west right-of-way line of South Main Street

THENCE South 02 degrees 54 minutes 24 seconds East, departing said common line and along the common east line of said BLOOMFIELD HOMES tract and the west right—of—way line of said South Main Street a distance of 100.00 to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 00 degrees 17 minutes 26 seconds East, continuing along said common line a distance of 241.27 feet to a concrete monument set for the southeast corner of said BLOOMFIELD HOMES tact, the northeast corner of Lot 10, Block 1, of Cedar Hill Estates, an addition to the City of Euless, recorded in Cabinet A, Slide 3779, Plat Records, Tarrant County, Texas and being in said west right—of—way of South Main Street;

THENCE South 89 degrees 41 minutes 39 seconds West, departing said common line and along the common north line of said Cedar Hill Estates Addition and the south line of said BLOOMFIFLD HOMES tract, a distance of 331,89 feet to a 5/8 inch iron rod found for the southwest corner of said BLOOMFIELD HOMES tract, the southeast corner of Lot 5, and Lot 6, both of Block 8, of the aforementioned Oakwood Terrace East Addition, 2nd Section, same being in the north line of Lot 5, Block I, from which the northeast corner bears North 89 degrees 41 minutes 39 seconds East, a distance of 3.90 feet of Cedar Hill Estates:

THENCE North 00 degrees 44 minutes 24 seconds West, departing said common line and along the common west line of said BLOOMFIELD HOMES tract, and the east line of said Oakwood Terrace East Addition, 2nd Section, a distance of 335.90 feet to the POINT OF BEGINNING and containing 2.586 acres or 112,587 square feet of land more

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That BLOOMFIELD HOMES, L.P. a Texas Limited Partnership through the undersigned authority, does hereby adopt this plat designating the herein above described property as CANNON GARDENS, an addition to the City of Euless, Texas and does hereby dedicate to the public use forever the streets and alleys shown hereon: and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein. BLOOMFIELD HOMES, L.P., a Texas Limited Partnership does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone,

WITNESSED MY HAND THIS , 2015. BLOOMFIELD HOMES, L.P. a Texas Limited Partnership By: BLOOMFIELD PROPERTIES, INC. a Texas Corporation, General Partner DONALD J. DYKSTRA, President

BEFORE ME, the undersigned authority, on this day personally appeared DONALD J. DYKSTRA known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of ______, 2015.

Notary Public in and for the State of Texas

This is to certify that I, Harry L. Dickens, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made

6

SURVEYORS CERTIFICATE

EULESS CONTROL MONUMENT #20

E 2,403,772.432

V.A.M. Esmt.

Sewer Esmt.

POINT OF

BEGINNING

State Plane Coord.

N 6987727.51

E 2403584.23

BLOCK "8"

OAKWOOD TERRACE

EAST ADDITION.

2ND SECTION

Vol. 388-24, Pg. 43

P.R.T.C.T.

REAVES

COURT

A.J. HUITT SURVEY, ABSTRACT No. 709

BLOCK "8"

EULESS CONTROL

MONUMENT #13

N 6.990.336.957

E 2.398.457.054

N 6,990, 364.033 9

S45°59'07"E

7781.06s.f.

S89°15'09"W

104.82'

6813.94s.f.

104.84

5766.35s.f.

S89°15'09"W

104.85'

8940.98s.f.

→ 5' Sanitary

Sewer Esmt.

This the _____ day of _____ , 2015

RELEASED FOR REVIEW ONLY. 12-17-2014 IN ACCORDANCE WITH TEXAS BOARD OF PROFESSIONAL LAND SURVEYING RULE 663.18(C). 29 T.A.C. 663.18 (C) THIS IS A PRELIMINARY DOCUMENT AND SHALL NOT BE SIGNED OR SEALED. "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

Harry L. Dickens Registered Professional Land Surveyor No. 5939

5/8"IRF

State Plane Coord.

N 6987392.04

E 2403588.56

N89°41'39"E

3.90'

BEFORE ME, the undersigned authority, on this day personally appeared Harry L. Dickens known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

Curve Table Radius | Length | Chord Bearing | Chord Length 89°33'30" | 30.00' | 46.89' | S 45°31'36" E 42.26' C2 | 89°33'30" | 30.00' | 46.89' | S 45°31'36" E

CONCRETE

7094.71s.f.

6.27'-

70.03

70.03

7028.87s.f.

V.A.M. Esmt.

. S44°42'06"W

55.02 [′]

S45⁰17'54"E

7028.26s.f.

70.00'

21.22

7.04 -

25'x25' ROW DEDICATION

BY THIS PLAT

22 B.L.

5755.52s.f.

7.5 U.E.

S89°41'39"W

55.00°

5610.00s.f.

YELLOW ROSE TRAIL

22 B.L.

6120.01s.f.

60.00'

S89°41'39"W 183.07'

N89°41'39"E 152.3'1

10' R.D.&U.E.

7.5 U.E.

TO THE CITY OF EULESS —

MONUMENT, SET

OAKWOOD TERRACE EAST ADDITION, 2ND SECTION

JEAN LANE

(50' ROW)

1 N88°46'37"E 330.00'

8.04'-

9895.17s.f.

CEDAR HILL ESTATES

Cabinet A. Slide 3779

P.R.T.C.T.

— — 141.89'

Vol. 388-24, Pg. 43 P.R.T.C.T.

___N44⁰00'53"E

21.30'

—10' R.D.&U.E.

7250.35s.f.

72.87'

7202.67s.f.

6120.00s.f.

_7.<u>5'U</u>.E<u>.</u>

60.00'

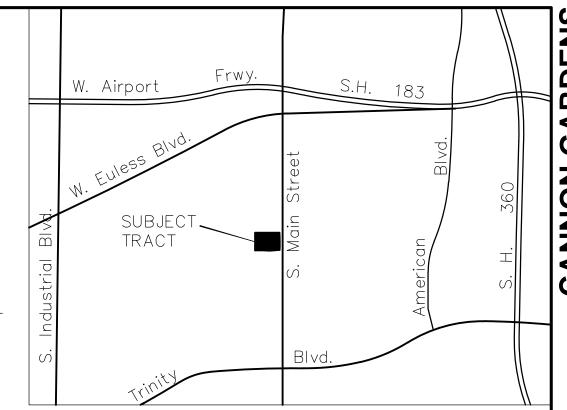
S89°41'39"W 331.89'

BLOCK "1"

<u></u>5' UAE

42.31'

- 1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits.
- 2. Basis of bearing is Texas State Plane NAD83 North Central Zone 4202 using City of Euless Monuments No. 16 and 17. All distances shown are surface distances using a combined scale factor of 1.000122982.
- 3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits.
- 4. All lots to have full sprinkler, and full sod.
- 5. 14,178 square feet of street right-of-way to be dedicated to the City of Euless.
- 6. The City will not maintain any interior drainage systems that originate within this private development.
- 7. Sidewalks will be provided within the 10' Roadway, Drainage & Utility Easement.



Location Map

BLOCK "1"

State Plane Coord

A.J. HUNT SURVEY, ABSTRACT No. 709

ELLIJAH ROGERS SURVEY, ABSTRACT No. 1299

State Plane Coord.

→ N 6987393.72

AIN STF ROW)

PAI 88-1

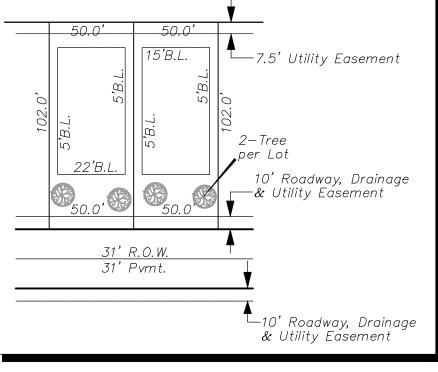
N 6987734.56 ш 👸 🗅

E 2403914.15 **9**

CITY OF EULESS WATER AND WASTEWATER IMPACT FEES

Meter or Tap Diameter	Living Unit Equivalency Factor	Water Impact Fee	Sewer Impact Fee
5/8" or 3/4"	1.00	\$1,477.90	\$524.70
1	2.50	<i>\$3,694.75</i>	\$1311.75
1.5	5.00	<i>\$7,389.50</i>	\$2,623.50
2	8.00 – 10.00	<i>\$11,823.20</i>	\$4,197.60
3	16.00 – 24.00	\$35,469.60	\$12,592.80
4	25.00 – 42.00	\$62,071.80	\$22,037.40
6	50.00 - 92.00	\$135,966.80	\$48,272.40
8	80.00 – 160.00	\$236,464.00	\$83,952.00

Impact fees are based on the size of water meter or tap serving the use. Impact fees are due at the time of Building Permit application.



TYPICAL LOT DETAIL

CITY APPROVAL BLOCK FOR MAJOR SUBDIVISION FINAL PLATS:

The City of Euless Planning and Zoning Commission, being the municipal authority responsible for approving plats, approved this plat on the date specified below and authorizes it to be recorded in the Plat Records of Tarrant County, Texas.

Chairman, Planning and Zoning Commission Date of P&Z Approval

FINAL PLAT

CANNON GARDENS OUT OF THE

ELIJAH ROGERS SURVEY, ABSTRACT NO. 1299 AND THE A.J. HUITT SURVEY, ABSTRACT NO. 709 IN THE

CITY OF EULESS, TARRANT COUNTY, TEXAS

FEBRUARY 02, 2015 15-02-F.P. 14 RESIDENTIAL LOTS - 2.5819 ACRES OF LAND

OWNER/DEVELOPER: BLOOMFIELD HOMES L.P. 1050 E. Highway 114 Suite 210 Southlake, TX 76092 TEL: 817-416-1572

FAX: 817-416-1397

2740 North Dallas Parkway, Suite 280 Plano, Texas 75093 (214) 473-4640 Firm No. F-11756 Survey Firm No. 10074301

